

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
PARCEL X-52A SOUTH END URBAN RENEWAL AREA  
PROJECT NO. MASS. R-56

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WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Mr. John Semper has expressed an interest in and has submitted as satisfactory proposal for the development of Disposition Parcel X-52A, in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON DEVELOPMENT AUTHORITY:

1. That Mr. Semper be and hereby is tentatively designated as Redeveloper of Disposition Parcel X-52A in the South End Urban Area subject to:
  - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
  - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
  - (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
    - (i) Evidence of the availability of necessary equity funds; and
    - (ii) Evidence of firm financial commitments from banks or other lending institutions; and



(iii) Final Working Drawings and Specifications; and

(iv) Proposed construction and rental schedules.

2. That disposal of Parcel X-52A by negotiation is the appropriate method of making the land available for development.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-60004)







## MEMORANDUM

5A-1

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56  
TENTATIVE DESIGNATION OF REDEVELOPER  
PARCEL X-52A

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SUMMARY: This memorandum requests that the Authority tentatively designate John Semper as Redeveloper of Parcel X-52A in the South End Urban Renewal Area.

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Parcel X-52A consists of approximately 29,981 square feet and is located at Massachusetts Avenue, Albany Street and Southampton Street in the South End Urban Renewal Area. The proposed reuse as permitted by the approved South End Urban Renewal Plan is Light Industrial and Commercial.

John Semper currently doing business as Jay's Mobil Service Station, 783 Massachusetts Avenue, Boston, proposes to develop Parcel X-52A as a continued service and repair station and to also provide parking facilities for hospital employees. Additionally, Mr. Semper proposes to refurbish the existing structure housing his business. Mr. Semper has been in operation at this location for over twelve years and wishes to continue earning his livelihood in this area.

It is appropriate at this time to tentatively designate John Semper as Redeveloper of Parcel X-52A so that formal plans and financing arrangements may be initiated. Mr. Semper's submission indicates sufficient ability to act as Redeveloper of Parcel X-52A.

I therefore recommend that the Authority tentatively designate John Semper as Redeveloper of Parcel X-52A in the South End Urban Renewal Area.

An appropriate Resolution is attached.

